

THIS INSTRUMENT WAS PREPARED BY
Nashoba Escrow Company, LLC
5699 Getwell Road, Building F, Suite 3
Southaven, MS 38672
662-548-9400
File No. 2707004M JW

WARRANTY DEED

THIS INDENTURE, made and entered into as of the **15th** day of **August, 2007** and between

Glenn Garasic and wife, Krista Garasic

herein referred to as Grantor, and

Richard J. Lang and wife, Suzanne M. Lang,
as joint tenants with full rights of survivorship and not as tenants in common

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of **Desoto**, Mississippi:

Lot 41, First Revision, Oak Woods Creek, situated in Section 16, Township 3 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof record in Plat Book 55, Page 30, in the Office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to the grantor herein by deed of record in Book 381, Page 739, in said Chancery Clerk's Office.

Tax Parcel ID: 3.07.5.16.06.0.00041.00

This conveyance is made subject to any and all Subdivision Restrictions, Building Lines Easements and Restrictive Covenants of record including but not limited to those in Plat Book 55, Page 50 and Plat Book 55, Page 29; Declaration of Covenants, Conditions and Restrictions of record at Book 307, Page 688; Book 309, Page 146; Book 322, Page 187, all in the above referenced Chancery Clerk's Office and except for 2007 Desoto County taxes not yet due and payable.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except as set out above.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the signature of the Grantor (or its agent duly authorized so to do) the day and year first above written and caused its corporate name to be signed hereto by and through its proper officers



Glenn Garasic
Signature of Seller



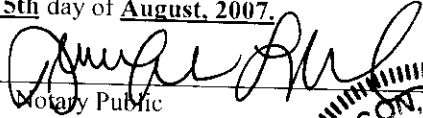
Krista Garasic
Signature of Seller

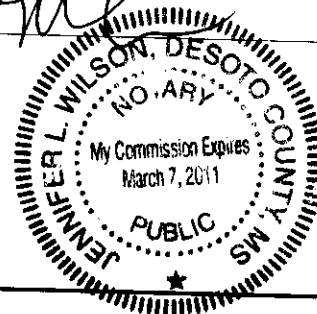
Nashoba
esc

STATE OF MISSISSIPPI
COUNTY OF DESOTO

On this 15th day of August, 2007 personally appeared before me, a Notary Public of this county, Glenn Garasic and Krista Garasic, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purpose therein contained.

WITNESS my hand and Notarial Seal at office this 15th day of August, 2007.


Notary Public



My commission expires: _____

Property Address:
2382 Oak Creek Drive
Hernando, MS 38632

Name and Address of Buyer (Grantee):
Richard J. Lang and wife, Suzanne M. Lang
2382 Oak Creek Drive
Hernando, MS 38632
Work Phone No.: N/A
Home Phone No.: # 574-514-1497

Person Responsible for Taxes:

Name and Address of Seller (Grantor):
Glenn Garasic and wife, Krista Garasic
13174 Keystone Lane
Rixeyville, VA 22737
Work Phone No.: N/A
Home Phone No.: 901 569-1455

Return to:
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